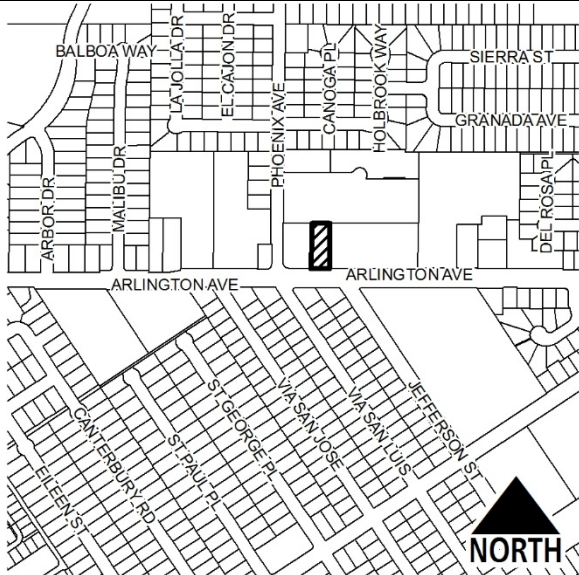




PLANNING COMMISSION HEARING DATE: NOVEMBER 17, 2016

AGENDA ITEM NO.: 4

PROPOSED PROJECT

<i>Case Numbers</i>	P15-0979 (Rezone), P15-0980 (Conditional Use Permit) and P15-0981 (Design Review)	
<i>Request</i>	The following entitlements are requested to permit the construction of a 2,200 square foot fast food drive-thru restaurant (Cowboy Jr.):1) Rezone from O - Office Zone to CR-AP-B1- Commercial Retail - Airport Protection - Compatibility Zone B1 Overlay Zone and CR-AP-C- Commercial Retail - Airport Protection - Compatibility Zone C Overlay Zone; 2) a conditional use permit to permit a drive-thru restaurant; and 3) Design Review of a plot plan and building elevations.	
<i>Applicant</i>	AI Steward, representing Westmoreland Dynasty LP	
<i>Project Location</i>	5573 Arlington Avenue, situated on the north side of Arlington Avenue, east of Phoenix Avenue.	
<i>Project area</i>	0.55 acres	
<i>Ward</i>	3	
<i>Neighborhood</i>	Airport	
<i>APN</i>	190-322-015	
<i>General Plan Designation</i>	C - Commercial	
<i>Zoning Designation</i>	O - Office Zone	
<i>Staff Planner</i>	Sean P. Kelleher, Associate Planner; 951-826-5712; skelleher@riversideca.gov	

RECOMMENDATIONS

Staff recommends that the Planning Commission:

1. **RECOMMEND that the City Council DETERMINE** that the project will not have a significant effect on the environment based on the findings set forth in the case record and recommend the City Council exempt this project subject to Sections 15303 (New Construction) and 15332 (Infill Development) of the California Environmental Quality Act (CEQA); and
2. **RECOMMEND APPROVAL** of Planning Cases P15-0979 (Rezone), P15-0980 (Conditional Use Permit), and P15-0981 (Design Review), based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions.

SITE BACKGROUND

This 0.55 acre site was partially improved in 1994 when the parcel immediately to the west was developed with a 2,914 square foot drive thru Taco Bell restaurant. On site improvements include a two way driveway approach off Arlington Avenue, an internal drive aisle, and 17 parking spaces. A reciprocal access and parking agreement (DOC#2015-0133210) allows both parcels to share on-site parking and ingress/egress along Arlington Avenue and Phoenix Avenue.

PROPOSAL

The applicant proposes to construct a 2,200 square foot fast food drive-thru restaurant. The drive-thru restaurant is proposed on the southeast area of the site. A single drive-thru lane is proposed along the east side of the site behind the restaurant building. It is proposed to be 242 feet in length and 12 feet in width and would accommodate queuing for 11 vehicles. There are two menu boards located along the east side of the drive through lane. The menu board with the voice order box is located approximately 85 feet from the rear property line. The applicant has indicated the drive-thru lane and restaurant will operate Monday through Sunday from 6:00 a.m. to 12:00 a.m.

Building elevations reflect a contemporary architectural style. Design elements include; a varied roof line with a modulated building façade finished in stucco, stone and brick. The main pedestrian entrance features along the west elevation features a covered entry with stone columns, exposed wood beams and a corrugated metal roof.

The conceptual landscape plan reflects multiple species of shade and accent trees, shrubs and ground covers to accent the proposed architecture. The six foot high masonry block wall separating the drive-thru lane from the adjacent residential property is located approximately four feet south of the north property line. The property north of the wall is maintained by the adjacent property owner. A six foot wide landscape planter is proposed between the wall and the drive thru lane. A 5 foot 6 inch high masonry block wall exists along the east property line. The applicant is proposing to increase the height of the masonry wall along the east property line to 6 feet in height.

This site shares parking and access with the Taco Bell site to the west. This project proposes 16 parking spaces and 36 parking spaces are provided on the Taco Bell site, for a total of 52 parking spaces. Access to the site will be provided via the existing driveways along Arlington Avenue and Phoenix Avenue.

PROJECT ANALYSIS

<i>Authorization and Compliance Summary</i>		
	Consistent	Inconsistent
<p><i>General Plan 2025</i></p> <p>The proposed project is consistent with the underlying General Plan 2025 land use designation of C - Commercial, which will further the intent of the General Plan by facilitating in-fill development.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>Zoning Code Land Use Consistency (Title 19)</i></p> <p>The proposed rezone from O - Office to CR-AP-B1 - Commercial Retail - Airport Protection - Compatibility Zone B1 Overlay Zones and CR-AP-C - Commercial Retail - Airport Protection, Compatibility Zone C Overlay Zones is consistent with the C - Commercial General Plan land use designation. Drive-thru restaurants are permitted in the CR-AP-B1-AP-C Zone, subject to the granting of a Conditional Use Permit and compliance with Site Location, Operational, and Development Standards for Drive-Thru Businesses. As proposed, the project is consistent with all development standards for drive-thru businesses and the CR-AP-B1 and CR-AP-C Zones. Additionally, the proposal to rezone the subject property is consistent with the adjacent parcel, located to the west of the subject site. Staff supports the proposed rezone.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>Compliance with Citywide Design & Sign Guidelines</i></p> <p>The buildings elevations and site design, as proposed, are consistent with the Citywide Design and Sign Guidelines. As well, the project is consistent in design with similar uses in the immediate area. Thus, Staff supports the project.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>Riverside County Airport Land Use Compatibility Plan</i></p> <p>On March 10, 2016 the Riverside County Airport Land Use Commission determined the proposed project to be consistent with the Riverside Municipal Airport Land Use Compatibility Plan, provided the new zoning designation incorporates the Airport protection Overlay Zone suffixes (AP-B1 and AP-C), which refer to the site's location within Compatibility Zones B1 and C of the Riverside Municipal Airport Influence Area, and subject to recommended conditions of approval.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

<i>CR-Commercial Retail Zone Development Standards</i>				
	Standard	Proposed	Consistent	Inconsistent
<i>Floor Area Ratio</i>	0.50	0.09	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Max. Building Height</i>	75 feet	23 feet 8 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Min. Building Setbacks</i>	Front 0 feet (Arlington Avenue)	15 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Side 0 feet	22 feet (West) 5 feet (East)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Rear 0 feet	185 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Min. Landscape Setback</i>	Arlington Avenue 10 feet	15 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<i>Chapter 19.580 – Parking and Loading Minimum Parking Requirement</i>					
	Standard	Parking Required	Parking Provided	Consistent	Inconsistent
<i>Proposed Drive-Thru Restaurant Site (2,200 Square Feet)</i>	1 space / 100 sq. ft. of floor area	22 Spaces	16 Spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Existing Taco Bell Restaurant Site (2,914 Square Feet)</i>	1 space / 100 sq. ft. of floor area	30 Spaces	36 spaces		
<i>Total Parking</i>		52 Spaces	52 Spaces		

<i>Chapter 19.475 Drive-Thru Business Standards</i>				
	Standard	Proposed	Consistent	Inconsistent
<i>Frontage</i>	Minimum 100 feet	100 feet (Arlington Avenue)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Located on Arterial Street	Arlington Avenue - 110-foot Arterial	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Block Wall adjoining Residential, Office, and Mixed Use Zones</i>	6 Foot High Block Wall	6 Foot High Block Wall along north and east property lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Building and Landscape Setbacks</i>	Arlington Avenue - 0 feet	15 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Property Lines - 5 foot planter	10 feet total; 6 feet to existing wall (North) 5 feet (East)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Between Drive-Thru and Parking Lot - 5 foot planter	7 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Drive-Thru Lane Standards</i>	Minimum Length: 180 feet	242 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Minimum Stacking: 10 vehicles	11 vehicles	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Minimum Width: 12 feet	12 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>

NEIGHBORHOOD COMPATIBILITY

The project is compatible with surrounding development patterns along Arlington Avenue. The project is designed to provide adequate access, circulation and on-site parking. An existing six foot block wall and proposed six foot wide landscape planter will provide adequate sound attenuation and screening from activities associated with a drive thru business. A noise study prepared by a licensed acoustical engineer concludes that noise generated from the business operations, including the voice order box, will be in compliance with Title 7 -Noise Control of the Riverside Municipal Code. In addition, staff has included a draft condition of approval requiring additional trees be planted along the north side of the property adjacent to the residential use. Therefore, the project, as proposed, will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to the environment or to the property or improvements within the area.

ENVIRONMENTAL REVIEW

This proposal is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15168 pursuant to the adopted Program EIR for the General Plan 2025 and Sections 15303 and 15332, as the project constitutes new construction and infill development.

PUBLIC NOTICE AND COMMENTS

Public hearing notices were mailed to property owners within 300 feet of the site. As of the writing of this report, no responses have been received by staff.

APPEAL INFORMATION

Actions by the City Planning Commission, including any environmental findings, may be appealed to the City Council within ten calendar days after the decision. Appeal filing and processing information may be obtained from the Planning Department Public Information Section, 3rd Floor, City Hall.

EXHIBITS LIST

1. Staff Findings
2. Staff Recommended Conditions of Approval
3. Aerial Photo/Location
4. General Plan Map
5. Riverside Municipal Airport Land Use Compatibility Map
6. Existing / Proposed Zoning Map
7. Project Plans (Site Plan, Preliminary Grading Plan, Building Elevations, Floor Plan, and Conceptual Landscape Plan)
8. Riverside County Airport Land Use Commission Report and Conditions
9. Existing Site Photos

Prepared by: Sean P. Kelleher, Associate Planner

Reviewed by: Ted White, City Planner

Approved by: Rafael Guzman, Community and Economic Development Director